



MEETING DATE: 04/14/15
ITEM NO: 1

ADDENDUM B

COUNCIL AGENDA REPORT

DATE: APRIL 13, 2015

TO: MAYOR AND TOWN COUNCIL

FROM: LES WHITE, INTERIM TOWN MANAGER

A handwritten signature in black ink, appearing to read "Les White".

SUBJECT: NORTH FORTY SPECIFIC PLAN, GENERAL PLAN AMENDMENT GP-14-001, ZONING CODE AMENDMENT Z-14-001, AND ENVIRONMENTAL IMPACT REPORT EIR-10-002. PROJECT LOCATION: THE PLAN AREA COMPRISES APPROXIMATELY 44 ACRES LOCATED AT THE NORTHERN EXTENT OF THE TOWN OF LOS GATOS, BORDERED BY STATE ROUTE 17 AND STATE ROUTE 85 FREEWAYS TO THE WEST AND NORTH, LOS GATOS BOULEVARD TO THE EAST, AND LARK AVENUE TO THE SOUTH. APN 424-07-009, 010, 024 THROUGH 027, 031 THROUGH 037, 052 THROUGH 054, 060, 063 THROUGH 065, 070, 081 THROUGH 086, 090, 094 THROUGH 096, 099, 100, 424-06-115, 116, AND 129. PROPERTY OWNERS: THOMAS & MIYOKO YUKI, HERBERT & BARBARA YUKI, ETPH LP, WILLIAM MATTES, PETER BRUTSCHE, WILLIAM FALES. WILLIAM HIRSCHMAN, ELIZABETH DODSON, PATRICIA CONNELL, HANS MATTES, TAK PETROLEUM, DEWEY VENTURA, ALEXANDER & BETTY MOISENCO, LUCY, DAGOSTINO, ROBERT & GEORGIANNA SPINAZZE, MARIANNE EZELL, LOS GATOS MEDICAL OFFICE CENTER, LLC. APPLICANT: TOWN OF LOS GATOS.

- A. CONSIDER ADOPTION OF THE NORTH FORTY SPECIFIC PLAN.
- B. CONSIDER ADOPTION OF GENERAL PLAN AMENDMENTS.
- C. CONSIDER ADOPTION OF AN ORDINANCE EFFECTING A ZONING CODE AMENDMENT.
- D. ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPTION OF FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS.

PREPARED BY: LAUREL R. PREVETTI Assistant Town Manager/Director of Community Development

Reviewed by: N/A Assistant Town Manager N/A Town Attorney N/A Finance

REMARKS:

Attachment 65 contains a communication from Superintendent Abbati regarding a voluntary contribution agreement between the Los Gatos Unified School District and the North 40 developers. Attachment 66 includes additional correspondence received after the April 10 Addendum was distributed.

Attachment (Previously received on April 4, 2014):

1. Draft Environmental Impact Report (<http://www.losgatosca.gov/N40DEIR>)

Attachments (Previously received on July 11, 2014):

2. Final Environmental Impact Report with the Mitigation Monitoring and Reporting Program (<http://www.losgatosca.gov/N40FEIR>)
3. Public Hearing Draft North Forty Specific Plan (Note: The complete Specific Plan including appendices is also available online at: <http://www.losgatosca.gov/N40SP>)

Attachments (Previously received on August 22, 2014):

4. Report to the Planning Commission for the meeting of July 23, 2014 (excluding Exhibits 5 & 6)
5. Desk Item Report to the Planning Commission for the meeting of July 23, 2014
6. Desk Item 2 Report to the Planning Commission for the meeting of July 23, 2014
7. Report to the Planning Commission for the meeting of August 13, 2014
8. Desk Item 3 Report to the Planning Commission for the meeting of August 13, 2014

Attachments (Previously received with Staff Report on August 28, 2014):

9. Verbatim minutes from the August 13, 2014 Planning Commission meeting (141 transcribed pages)
10. Public Comment received through 11:00 a.m. Thursday, August 28, 2014
11. Detailed Planning Commission recommendations on the North Forty Specific Plan from their August 13, 2014 meeting (six pages)
12. Draft findings (one page)
13. Memorandum from the Town Attorney (four pages)
14. Draft Resolution certifying the Environmental Impact Report (EIR-10-002), adopting the Mitigation Monitoring and Reporting Program, and adopting the Findings of Fact and Statement of Overriding Considerations, including Exhibit A.
15. Draft Resolution for the adoption of the North Forty Specific Plan
16. Draft Resolution adopting General Plan Amendments of the Town's General Plan (GP-14-001), including Exhibit A.
17. Draft Ordinance effecting a Zoning Code Amendment of the Town Code (Z-14-001), including Exhibit A.
18. Planning Commission Recommendations for Text Changes to the North 40 Specific Plan (four pages)

PAGE 3

MAYOR AND TOWN COUNCIL

SUBJECT: NORTH 40 SPECIFIC PLAN/GP-14-001/Z-14-001/EIR-10-002

April 13, 2015

Attachments (Previously received with Addendum on August 29, 2014):

19. Resolution 2010-091: Resolution of the Town Council of the Town of Los Gatos Recommending Certification of the Environmental Impact Report and Adoption of the 2020 General Plan (includes Exhibit A)
20. Public Comment received from 11:01 a.m. Thursday, August 28, 2014 through 11:00 a.m. Friday, August 29, 2014

Attachments (Previously received with Desk Item on September 2, 2014):

21. Map of the Los Gatos Union School District Boundary and school site options within the North 40.
22. Letter from the Los Gatos Union School District received Friday, August 29, 2014 after 11:00 a.m.
23. Public Comment received from 11:01 a.m. Friday, August 29, 2014 through 11:00 a.m. Tuesday, September 2, 2014.
24. Additional Limitations for Commercial (Exhibit 8 from the August 15, 2012 Advisory Committee meeting.

Attachments (Previously received with September 16, 2014 Staff Report):

25. Grosvenor exhibit displayed at the September 2, 2014 Town Council meeting.
26. Letter from the Los Gatos Union School District, dated September 5, 2014.
27. Public Comment received from 11:01 a.m. Tuesday, September 2, 2014 through 11:00 a.m. Thursday, September 11, 2014.
28. Fehr & Peers letter dated September 10, 2014.
29. Table of Planning Commission recommendations and proposed responses for Council consideration.

Attachments (Previously received with September 16, 2014 Addendum):

30. Letter from A. Don Capobres, Linda Mandolini, and Wendi Baker dated September 12, 2014 (7 pages)
31. Public Comments received from 11:01 a.m. Thursday, September 11, 2014 through 11:00 a.m. Friday, September 12, 2014

Attachments (Previously received with September 16, 2014 Addendum #2):

32. Public Comments received from 11:01 a.m. Friday, September 12, 2014 through 11:00 a.m. Monday, September 15, 2014
33. Highland Oaks Existing Traffic Calming

Attachment (Previously received with September 16, 2014 Desk Item):

34. Public Comment received from 11:01 a.m. Monday, September 15, 2014 through 11:00 a.m. Tuesday, September 16, 2014

Attachment (Previously received with September 16, 2014 Desk Item #2):

35. Traffic analysis information

Attachments (Previously received with December 16, 2014 Staff Report):

- 36. Agricultural Resources information
- 37. Alternative to ITE Traffic Information Analysis by Fehr and Peers ("Trip Generation Rate Comparison")
- 38. Additional Proposed Projects by Fehr and Peers ("Additional Future Year Information")
- 39. TJKM Peer Review of Fehr and Peers Reports contained in Attachments 37 and 38
- 40. Draft School District Demographic Study dated October 8, 2014
- 41. Additional Economic Analysis
- 42. Revised Findings of Fact and Statement of Overriding Considerations
- 43. Letter from Superintendent Diane Abbati dated December 8, 2014 with School District Student Population Projections dated November 3, 2014
- 44. Public Comment received from 11:01 a.m. Monday, September 16, 2014 through 11:00 a.m. Thursday, December 11, 2014

Attachments (Previously received with December 16, 2014 Desk Item):

- 45. Public Comment received from 11:01 a.m. Thursday, December 11, 2014 through 11:00 a.m. Tuesday, December 16, 2014

Attachments (Previously received with February 3, 2015 Staff Report):

- 46. Updated Table of Planning Commission recommendations and proposed responses for Council consideration
- 47. North 40 Specific Plan Area Property Ownership Map
- 48. Public Comment received from 11:01 a.m. Tuesday, December 16, 2014 through 11:00 a.m. Thursday, January 29, 2015

Attachments (Previously received with January 30, 2015 Addendum):

- 49. Correspondence received from 11:01 a.m. Thursday, January 29, 2015 through 11:00 a.m. Friday, January 30, 2015

Attachments (Previously received with February 2, 2015 Addendum B):

- 50. Correspondence received from 11:01 a.m. Friday, January 30, 2015 through 11:00 a.m. Monday, February 2, 2015

Attachments (Previously received with February 3, 2015 Desk Item):

- 51. Exhibits showing existing General Plan and Zoning designations for the Specific Plan area

Attachments (Previously received with March 3, 2015 Staff Report):

- 52. Verbatim minutes from the February 3, 2015 Town Council meeting (124 pages)
- 53. Letter from A. Don Capobres, Linda Mandolini, and Wendi Baker dated February 13, 2015 (seven pages)
- 54. Correspondence received from 11:01 a.m. Tuesday, February 2, 2015 through 11:00 a.m. Thursday, February 26, 2015 (84 pages)
- 55. Conceptual model of commercial size breakdown
- 56. Shopping center tenant mix and sizes

Attachment (Previously received with February 27, 2015 Addendum):

- 57. Approved Minutes from the February 3, 2015 Town Council Meeting

Attachment (Previously received with March 3, 2015 Desk Item):

- 58. Correspondence received from 11:01 a.m. Thursday, February 26, 2015 through 11:00 a.m. Tuesday, March 3, 2015 (17 pages)

Attachments (Previously received with April 9, 2015 Staff Report):

- 59. Los Gatos Village Square tenant sizes
- 60. Memo from Fehr & Peers to Summerhill Homes regarding freeway impact elimination (11 pages)
- 61. Correspondence received from 11:01 a.m. Tuesday, March 3, 2015 through 11:00 a.m. Thursday, April 9, 2015 (204 pages)

Attachments (Previously received with April 10, 2015 Addendum):

- 62. Minutes of the February 3, 2015 Town Council Meeting (seven pages)
- 63. TJKM peer review of Fehr & Peers memo to Summerhill Homes (two pages)
- 64. Correspondence received from 11:01 a.m. Thursday, April 9, 2015 through 11:00 a.m. Friday, April 10, 2015

Attachments received with Addendum B:

- 65. Communication from Superintendent Abbati regarding a voluntary contribution agreement between the Los Gatos Unified School District and the North 40 developers (11 pages)
- 66. Correspondence received from 11:01 a.m. Friday, April 10, 2015 through 11:00 a.m. Monday, April 13, 2015